MEMO

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Ref: P25-132-M01v1

Project: Land off Parkmount Road, Manchester

Date: 18 August 2025

To: Liam Charnock – John Southworth

From: David Thurstan BSc MIOA – Principal Consultant

Subject: **Acoustic Verification Assessment – Plots 19-24**

1. This memo sets out the details and findings of recent acoustic verification testing carried out for the Parkmount Road development in Manchester.

2. The development was granted planning permission in July 2023, as per planning reference 137462/FO/2023.

Planning Condition

3. The following condition relates to a scheme of noise mitigation for the development.

"21) b) Upon completion of the development and within 3 months of first occupation, a Verification Report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Noise Criteria

4. The 'Manchester City Council Planning & Noise Technical Guidance 2022' document provides guidance for assessing the potential impact on residential developments and recommends the following noise limits or acoustic design criteria:

   - Bedrooms (night-time - 23.00 - 07.00) 30 dB $L_{Aeq,T}$ (individual noise events should not normally exceed 45 dB $L_{Amax,F}$ by more than 10 times)
   - Living Rooms (daytime - 07.00 - 23.00) 35 dB $L_{Aeq,T}$

5. These acoustic criteria correspond to guidance set out in British Standard 8233: 2014, 'Guidance on sound insulation and noise reduction for buildings' and have been used for the assessment of the verification noise measurements.

Noise Survey

6. Automatic data-logging sound analysers were installed in the bedroom of closest plot of the completed apartments to Rochdale Road to measure noise levels in consecutive 5-minute periods from approximately 11:20 hours on Wednesday 13 to 11:00 hours on Thursday 14 August 2025. The ground

floor apartment was selected as the upper floor apartments have bedrooms facing away from Rochdale Road screened by the other buildings which form part of the development site.

7. The noise measurements were carried out with an NTi XL2 'Class 1' Sound Level Meter (serial no. A2A-20361-E0) located the centre of the room and at a microphone height of approximately 1.4m above floor level. Calibration checks were carried out both before and after the measurement period with no variance in levels observed. Audio was also recorded during the monitoring period to help identify noise sources contributing to the measured noise levels.

8. The room was empty and unfurnished with no carpet. Ventilation (including for the overheating strategy) is provided by a whole house system which operates automatically on demand. The system which was operational at the time of the noise measurements would be considered to be running at the higher end of the system's capacity given the daytime peak temperatures of 30°C at the time of the survey.

9. Weather conditions during the measurements were dry, warm (19-30°C), overcast, and calm (<3m/s north-westerly breeze). The weather conditions during the noise survey were suitable for the purposes of determining the noise ingress.

10. A summary of the noise levels measured over the daytime and night-time periods is shown in Table 1, with full results enclosed in the chart. The development is still very much an active construction site and the apartments are adjacent to the main entrance. Therefore, noise level outside of the site construction hours have been considered in this assessment (i.e. 16:00 to 07:00 hours).

Table 1: Summary of Measured Noise Levels (dB)

Location	Night-time		Daytime
	L_{AFmax}	$L_{Aeq,8hr}$	$L_{Aeq,16hr}$*
Plot 19 – Bedroom (first floor)	27 – 49	25	28

* 16 hour is based on measurements between 16:00 to 23:00 hours following the end of ongoing site works

11. These are very low levels of noise during the daytime and at night. From review of the audio the noise climate was generally distant road traffic, occasional overhead aircraft and other extraneous intermittent sources such as a loud motorbike and emergency services sirens. There were also a few internal peaks noted, likely due to thermal expansion.

12. There was also noise from music during the evening, although it's not clear if this was from a venue (there are no obvious venues nearby) or on the street (i.e. Shepherd or Hemsley Street). Music was only very faintly perceptible in the audio recordings (although no bass beat was discernible in the audio or the spectra) and there were slightly elevated noise levels (around 2 – 3 dB) for approximately three hours (19:00 to 22:00 hours). The noise survey covered a daytime/evening period including a rush hour period and the stated daytime noise level in Table 1 includes the slightly elevated noise levels between 19:00 to 22:00 hours. Nevertheless, the daytime noise levels were below the internal daytime noise criterion. The elevated noise level during the three-hour period where music was faintly audible was 29 dB $L_{Aeq,3hr}$ and hence also within the criterion.

13. The 10th highest maximum at night was 34 dB L_{AFmax}, which is 11 dB within the night-time peak noise criteria.

Conclusion

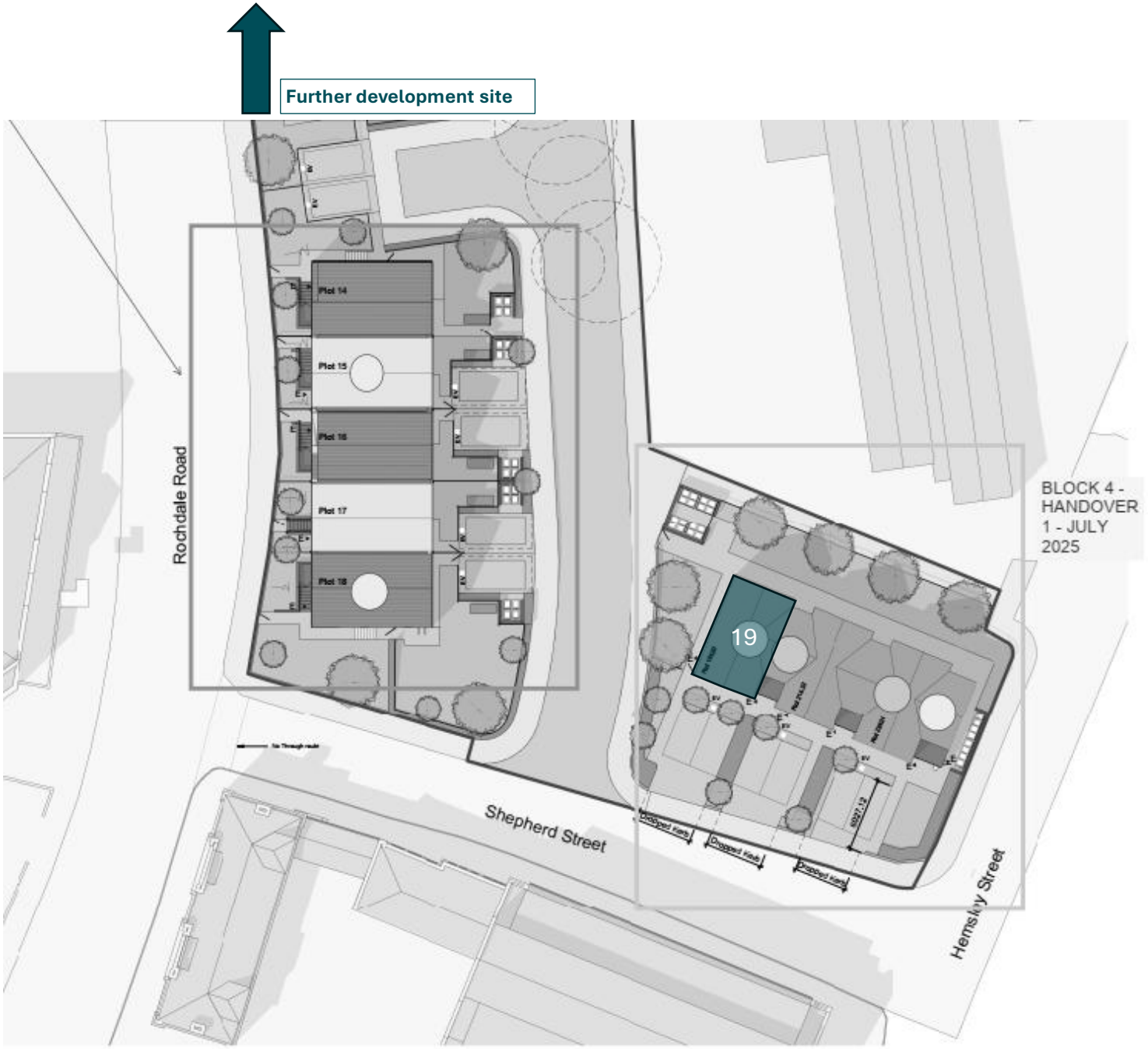
14. The results of the noise measurements demonstrate that the installed glazing and ventilation scheme meets the noise criteria required by Condition 21 of the Planning Approval.

15. We therefore conclude that the requirements of the planning conditions have been met and no further works are required.

16. It is proposed to undertake further verification measurements within the dwellings which overlook Rochdale Road when these become available.

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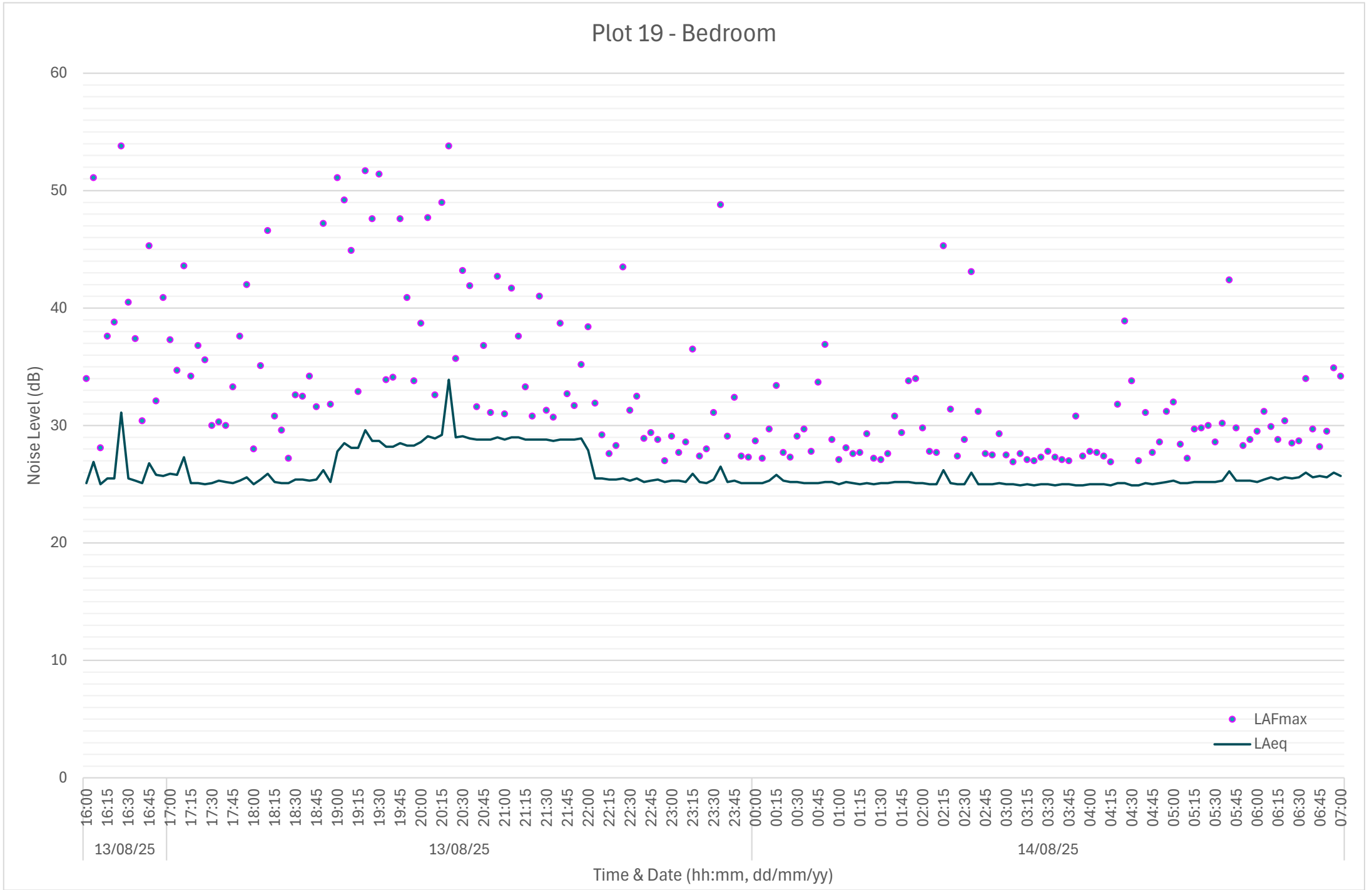
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Project: P25-132

Ref: **Figure**

Title: Site location & plot position

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Plot 19 - Bedroom
Noise Level (dB)
60
50
40
30
20
10
0
LAFmax
LAeq
16:00
16:15
16:30
16:45
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